112.0	0001	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	634,100	/	634,100
USE VALUE:	634,100	/	634,100
ASSESSED:	634,100	/	634,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		PHILEMON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WIENHOLD KATHLEEN A
Owner 2:	
Owner 3:	
Street 1:	23 PHILEMON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,686 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Wood Shingle Exterior and 1241 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8686.000	157,700		476,400	634,100
Total Card	0.199	157,700		476,400	634,100
Total Parcel	0.199	157,700		476,400	634,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 511.04 | /Parcel: 511.0

Legal Description

User Acct
70960
GIS Ref
GIS Ref
Insp Date
11/30/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 112.0-0001-0004.0

!8666!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	157,700	0	8,686.	476,400	634,100	634,100	Year End Roll	12/18/2019
2019	101	FV	143,400	0	8,686.	469,600	613,000	613,000	Year End Roll	1/3/2019
2018	101	FV	143,400	0	8,686.	360,700	504,100	504,100	Year End Roll	12/20/2017
2017	101	FV	143,400	0	8,686.	340,300	483,700	483,700	Year End Roll	1/3/2017
2016	101	FV	143,400	0	8,686.	313,100	456,500	456,500	Year End	1/4/2016
2015	101	FV	142,700	0	8,686.	292,600	435,300	435,300	Year End Roll	12/11/2014
2014	101	FV	142,700	0	8,686.	269,500	412,200	412,200	Year End Roll	12/16/2013
2013	101	FV	142,700	0	8,686.	269,500	412,200	412,200		12/13/2012

PRINT

Date	Time
12/10/20	23:12:52

LAST REV

Date	Time
09/04/19	11:52:28
apro	

USER DEFINED

Prior Id # 1:	70960
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8666

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHAO JIMMY	30579-334		8/24/1999		250,000	No	No		
HODNETT PAUL/ET	23448-210		7/21/1993		165,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2017	758	Redo Kit	39,000	C				
9/2/2015	1252	Siding	30,000		9/2/2015			Strip and re-side
5/30/2013	771	Solar Pa	20,800	C				
3/28/2013	431	Re-Roof	4,000	C				
5/1/2006	322	Redo Bat	25,000			G7	GR FY07	
5/11/2005	364	Manual	3,400					insulate walls mo
9/1/1998	628	Manual	2,000					NEW WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	HS	Hanne S
11/12/2015	Permit Insp	PC	PHIL C
6/20/2013	Info Fm Prmt	EMK	Ellen K
5/23/2013	Info Fm Prmt	EMK	Ellen K
12/15/2008	Meas/Inspect	345	PATRIOT
6/23/2006	Permit Visit	BR	B Rossignol
11/14/2000	Hearing Chag	189	PATRIOT
3/16/2000	Inspected	263	PATRIOT
2/3/2000	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8686		Sq. Ft.	Site		0	70.	0.78	6									476,408						476,400	

Total AC/HA:	0.19940	Total SF/SM:	8686	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	476,408	Spl Credit		Total:	476,400

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	5 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.95990396
Adj $ / SQ:	123.108
Other Features:	72450
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	228520
Depreciation:	70841
Depreciated Total:	157679

COMMENTS

PDAS. OF=BMT SINK & TOILET.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	1
Totals			
1	5	3	

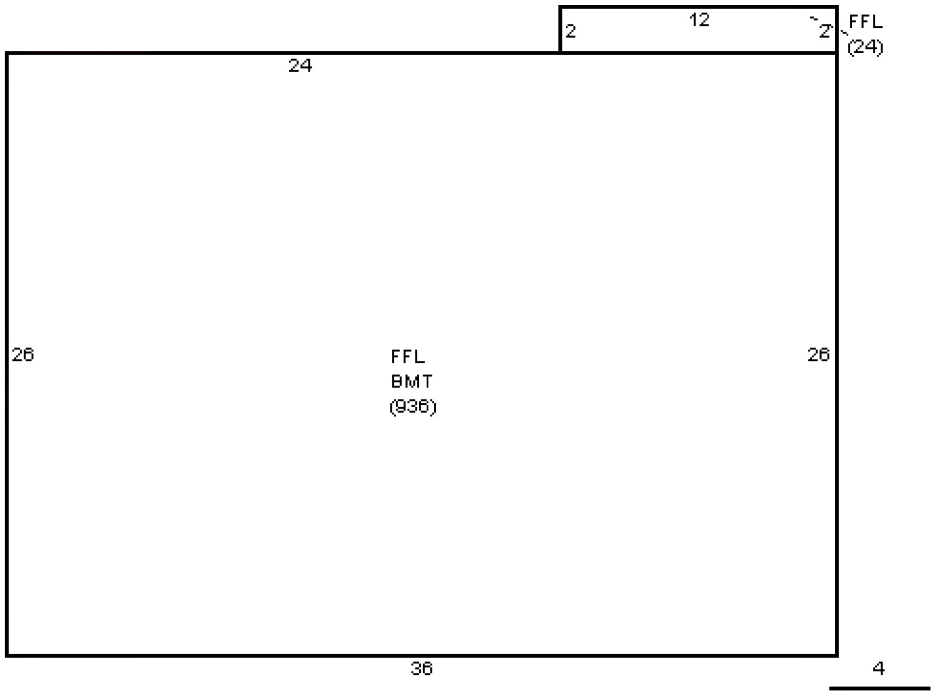
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	123.11
Special Features:	0	Val/Su Net:	83.18
Final Total:	157700	Val/Su SzAd	164.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	960	123.110	118,183
BMT	Basement	936	40.480	37,887

Net Sketched Area:	1,896			Total:	156,070
Size Ad	960	Gross Are	1896	FinArea	1241

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 112.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	